

**TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE**



FISCAL NOTE

HB 1345 - SB 1272

March 30, 2011

SUMMARY OF BILL: Declares the public policy of Tennessee to protect private property owners from imposition of new zoning regulations by any governmental agency after the property has been legally operating for industrial, commercial, multi-family residential, or other business purposes. Directs that these private property protections run with the land. Prohibits a local government from rezoning private property without the written consent of the affected property owner.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- According to the Comptroller of the Treasury, the provisions of this bill will not affect property tax assessments.
- Local government operations will not be significantly affected.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "James W. White".

James W. White, Executive Director

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